



I Am Developer



**PROPERTY
DEVELOPMENT
ADVISORY >**

Disclaimer: Our property development consultancy services are provided for informational purposes only. While we strive to offer accurate and timely advice, the dynamic nature of the real estate industry may impact the relevance of our recommendations over time. Clients are encouraged to conduct independent research and seek legal or financial counsel for specific situations. We do not assume any liability for decisions made based on our consultancy, and individual outcomes may vary. I Am Developer does not, and can not guarantee results.

Your journey starts now

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Welcome

Welcome to the first step on your property development journey. We've created this service to help motivated people like yourself, take that first step towards completing their own property development project.

There are a lot of decisions to be made, and hurdles to overcome, but with the right team on your side you can tackle these with confidence. Below is a list of the values we bring to the table.



01— Clarity of process

Clarity is key, so to help you navigate the intricacies of a development project we provide a clear and easy to understand pathway to take your project from concept to completion.

02— Financial transparency and accuracy

All successful projects are built on a foundation of clear, comprehensive, and accurate numbers. We provide you with an outline of the costs at each stage to avoid hidden surprises.

03— Considered, and rigorous design approach

At the heart of our projects lies a commitment to a thoughtful and rigorous design approach. Understanding both market dynamics and client objectives allows us to create bespoke solutions that deliver value for the end user.

04— Environmentally conscious

We strive to elevate the standards, and create a future where more development projects are prioritising eco-friendly, and sustainable principles, both from a design and build perspective.

Undertaking the right project can be life changing.

Pushing ahead with a development project can seem like a daunting task, especially if you're never been through the process before. You may be asking yourself some or all of these questions:

- Where do I even start?
- How can I afford to complete a development project?
- Is my site any good for developing?
- How can I learn what looks like a very complicated process?

Fortunately for you, our development advisory service has been created to give you the necessary guidance, understanding, and confidence, to tackle your own property development project. A successful project can bring many benefits, including:

- Increase in working capital or cashflow
- Enhance your current living environment
- Turn an under-performing property into an asset
- Provide the opportunity to give back to your community
- A catalyst for personal growth

Our story

Not only does New Zealand need more homes, but it also needs more well-designed, healthy, and sustainable homes that nurture its occupants, both today and in the future.

Driven by a genuine belief that anyone can thrive in property development, Jess and Thomas have committed to a simple aim; to empower more people to build positive, meaningful projects, and help a new generation of kiwis into homes.

Drawing from their backgrounds in architecture, fine arts, and real estate, and having learned invaluable lessons from their own property projects, they want to make property developing easy to understand and accessible for anyone ready to embrace the challenge.

Thomas Ward



Jessica Driver



Team Structure



How does it work?

Our Development Advisory Service is focused on getting the most out of **you**, and **your project**.

We are here to help you realise the opportunities from your property, navigate the complex development process, build a trusted team of experts, and achieve your financial goals. All with the aim of giving you the right, tools, knowledge, and confidence to do it again.

Included as part of this service is:

- 1 - Expert guidance through the development process from start to finish.
- 2 - One on one coaching and advice
- 3 - Real world case studies
- 4 - Architectural knowledge on design and documentation
- 5 - Access to a network of trusted consultants
- 6 - A focus on sustainable development practices
- 7 - Templates, calculators, and spreadsheets for on-going use



Our Process

One of the key ingredients to putting together a successful development project is having an in-depth understanding of the different steps involved and what comes when, so you can always be one step ahead.

The development process may seem like a complicated process, and let's not kid ourselves, it is! But don't let that stop you from pushing ahead anyway.

To help you understand better we've broken the process down into 3 key stages, each divided into two parts. Below is a list highlighting the key steps completed at each stage.

Stage 01

01a— Discovery

- Site Finding
- Feasibility Reports
- Acquisitions
- Development Budgets

01a— Design

- Concept Design
- Developed Design
- Interior Design
- Resource Consent

Stage 02

02a— Launch

- Initial Finance
- Marketing
- Sales

02b— Build Ready

- Engineering Plan Approval
- Building Consent
- Additional approvals
- Procurement
- Finance Approval

Stage 03

03a— The Build

- Construction
- Subdivision Works
- New Titles

03b— Closing

- Settlement
- Defects & Maintenance
- Post Occupany Evaluation

Previous Projects

From single lot subdivisions to multi-unit developments, below is a selection of some projects we've been working on recently.



Third Ave

Location: Kingsland, Auckland

Scope: Renovation, extension and subdivision

Completed: 2021 - 2022



Waione Ave

Location: Te Atatu Peninsula, Auckland

Scope: 1x Renovation and 4x new build

Completed: 2021 - 2022



Sainsbury Road

Location: Morningside, Auckland

Scope: 10x terrace units

Completed: 2021 - 2023



Point Chev Road

Location: Point Chev, Auckland

Scope: 2x renovations and subdivision

Completed: 2021 - 2022



Brady Road

Location: Otahuhu, Auckland

Scope: 12x one-bed and 5x two-bed units

Completed: 2021 up to RC

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